

City of Seattle
COMPREHENSIVE PLAN AMENDMENT APPLICATION

Use this application to propose a change in the policies, future land use map, appendices, or other components of the adopted City of Seattle Comprehensive Plan. Applications are due to the Seattle City Council no later than **5:00 p.m. on May 15th** for consideration in the next annual review cycle. Any proposals received after May 15th will be considered in the review process for the following year.

(Please Print or Type)

Date: **May 14, 2015**

Applicant: **AnMarCo**

Mailing Address: **9125 10th Avenue South**

City: **Seattle** State: **WA** Zip: **98108** Phone: **206-762-9125**

Email: **jblais@gmccinc.com**

Contact person (if not the applicant): **Jimmy Blais**

Mailing Address: **c/o Pier 1, 5050 1st Ave. S., Suite 102**

Email: **Jblais@gmccinc.com**

City: **Seattle** State: **WA** Zip: **98134** Phone: **206-255-5153**

Name of general area, location, or site that would be affected by this proposed change in text (attach additional sheets if necessary)

The Pier One property, generally located at 2130 Harbor Avenue S.W., including parcel nos. 7666705250, 7666705255, 7667055472

If the application is approved for further consideration by the City Council, the applicant may be required to submit a State Environmental Policy Act (SEPA) checklist.

Acceptance of this application does not guarantee final approval.

Applicant

Signature: _____

Date: 5/14/15

Attachment A

REQUIRED QUESTIONNAIRE: Comprehensive Plan Amendment Application

Please answer the following questions in text and attach them to the application. Supporting maps or graphics may be included. Please answer all questions separately and reference the question number in your answer. The Council will consider an application incomplete unless all the questions are answered. When proposing an amendment, you must show that a change to the Comprehensive Plan is required.

1. Provide a detailed description of the proposed amendment and a clear statement of what the proposed amendment is intended to accomplish. Include the name(s) of the Comprehensive Plan Element(s) (Land Use, Transportation, etc) you propose to amend.

The proposal is a change to the Future Land Use Map ("FLUM") for the property known as the Pier One property, generally located at 2130 Harbor Avenue S.W. The amendment would change the FLUM designation of the property from "Industrial/Greater Duwamish Manufacturing Industrial Center" to "Mixed Use/Commercial."

- a. If the amendment is to an existing Comprehensive Plan goal or policy, and you have specific language you would like to be considered, please show proposed amendments in "line in/line out" format with text to be added indicated by underlining, and text to be deleted indicated with ~~strikeouts~~.

N/A. The proposal does not propose to change the text of the comprehensive plan.

- b. If the proposed amendment would also require a change to the Seattle Municipal Code (SMC), please indicate the SMC section(s) needing amendment. If you have specific language you would like to be considered, please show proposed edits to the SMC in "line in/line out" format as described above.

N/A. The proposal does not include a change to the Seattle Municipal Code text, although a rezone would be required in the future.

- c. If the amendment is to the Future Land Use Map, please provide a map that clearly outlines the area proposed to be changed.

Please see attached.

2. Describe how the issue is currently addressed in the Comprehensive Plan. If the issue is not adequately addressed, describe the need for it.

Attachment A

The FLUM currently designates the property as “Industrial/Greater Duwamish Manufacturing/Industrial Center.” Please see the statement related to why the property’s designation needs to be changed to Mixed Use/Commercial.

3. Describe why the proposed change meets the criteria adopted in Resolution 31402 for considering an amendment to the Comprehensive Plan. The criteria are listed at the end of this application form. Is a Comprehensive Plan amendment the best means for meeting the identified public need? What other options are there for meeting the identified public need?

Please see below. A FLUM amendment is the best and only means for meeting the identified public need, which is to allow for redevelopment of a decrepit island of industrial zoning that is not currently compatible with its surroundings.

4. What do you anticipate will be the impacts caused by the change in text, including the geographic area affected and the issues presented? Why will the proposed change result in a net benefit to the community?

The impacts caused by the proposed change will be beneficial. A FLUM change will allow for meaningful redevelopment of the property, which will include environmental cleanup, extensive shoreline access, and a potential partnership with the Trust for Public Lands to facilitate greater public access to Jack Block Park which is not currently well-accessed. The potential redevelopment will also benefit the community by increasing open space opportunities, reducing the current blight of the undeveloped property, reducing environmental problems, and most importantly by developing an errant piece of industrial land that is adjacent to Mixed Use/Commercial properties and if kept and developed as industrial would create many adjacency and nuisance issues to neighbors.

5. How would the proposed change comply with the community vision statements, goals, objectives, and policies of the Comprehensive Plan? Please include any data, research, or reasoning that supports the proposed amendments.

The proposal complies with the following Comprehensive Plan goals and policies:

Goal LUG17: Create strong and successful commercial and mixed-use areas that encourage business creation, expansion and vitality by allowing for a mix of business activities, while maintaining compatibility with the neighborhood-serving character of business districts, and the character of surrounding areas.

Response: The change to commercial/mixed use on this property would allow the expansion of the neighboring C1 and NC3 zones, which will help extend the existing

business corridor to the south along Harbor Way. It will essentially help “patch a hole” in the existing Harbor Avenue streetscape in this location.

LUG19: Include housing as part of the mix of activities accommodated in commercial areas in order to provide additional opportunities for residents to live in neighborhoods where they can walk to services and employment.

Response: Both the C1 and NC3 zoning designations would allow the development of some amount of housing to provide residents in this area.

Policy LU103: Prioritize the preservation, improvement and expansion of existing commercial areas over the creation of new business districts.

Response: The result of the proposal would be to extend the existing business and mixed use district to patch an existing “hole” in the continuity of the business and residential environment along Harbor Avenue.

In addition, the area is currently inconsistent with the following industrial lands-related goals and policies, which is another reason to redesignate the property:

LUG28: Prevent incompatible activities from locating in close proximity to each other.

Response: Maintaining the current industrial/MIC designation results in an island of industrial area, which would necessarily locate incompatible industrial activities directly adjacent to mixed use and commercial areas. Across the street from the property is located multifamily development, and Salty’s is directly to the north of the property. Industrially-zoned property in such proximity to these types of uses creates the potential for nuisance.

LU140 Designate industrial areas where:

1) The primary functions are industrial activity and industrial-related commercial functions

Response: The primary function of this area is no longer industrial, but is instead mixed use/commercial. The property is adjacent to Salty’s (a non-industrial use) and a park (a non-industrial use); across the street is mixed use/commercial uses.

2) The basic infrastructure needed to support industrial uses already exists.

Response: No. It has been difficult to obtain industrial tenants for the property because the types of infrastructure necessary to sustain industrial uses in this area is not available. The site is not accessible to the adjacent rail line due to the

Attachment A

intervening road to Jack Block Park, and the northern portion of the site that is directly adjacent to rail is too small to allow any type of meaningful rail use. BNSF has also not been amenable to allowing rail access from the Pier One property. Finally, the access to the site is substandard for industrial trucks. It is telling that the Port of Seattle was offered an opportunity to buy this property and it determined it was unusable for Port purposes.

3) Areas are large enough to allow the full range of industrial activities to function successfully.

Response: The property is an island of industrial area sandwiched between commercial and mixed use properties. The parcel is long and skinny, and is sandwiched between rail and the water, making it impossible to locate industrial activities in this location. It is telling that the Port of Seattle was offered an opportunity to buy this property and it determined it was unusable for Port purposes.

4) There is either sufficient separation or special conditions that reduce the potential for conflicts with development in adjacent, less-intensive areas.

Response: No. If heavy industrial activity were to occur on this property, as contemplated by the comprehensive plan, neighbors to the property (Salty's, residential properties to the west) would complain. It is surrounded by lower intensity, mixed use and commercial uses.

LU157: Include under the General Industrial designation those areas most suited to industrial activity, where the separation from residential and pedestrian-oriented commercial areas is sufficient to mitigate the impacts associated with industrial uses.

Response: No. The area is not well-suited to industrial activity as it is directly adjacent to residences and pedestrian-oriented activities and businesses. Harbor Avenue is a major biking and walking area which makes conflicts between large trucks and pedestrians/bikers very difficult and unsafe.

GD-P6: Strive to separate areas that emphasize industrial activities from those that attract the general public.

Response: The property is located between Salty's Restaurant, Jack Block Park, and is located along Harbor Ave SW, a major biking and pedestrian way. Jack Block Park was specifically built as "the buffer" (including several buffering noise berms to block noise impacts) between the industrial Port activities and the rest of the community. It makes zero sense to include this property in the MIC/industrial category when it is located outside of this buffer and directly adjacent to uses that would consider industrial to be a nuisance.

GD-G7: the City and other government bodies recognize the limited industrial land resource and the high demand for that resource by private industrial businesses within the Duwamish MIC when considering the siting of public uses there.

Response: Taking this property out of the MIC will not negatively impact this goal. The property has been largely vacant since 1992 and has been unable to attract industrial tenants due to its major site constraints. The City and the Port recognized that this use is no longer suitable for industrial uses when it created Jack Block Park to the south, and when the Port sold the property. The Port has recently been offered an opportunity to buy this property for its purposes, and it refused this opportunity, stating that it would have no use for the property.

GD-P8: Strive to protect the limited and non-renewable regional resource of industrial, particularly waterfront industrial, land from encroachment by non-industrial uses.

Response: The property has already been encroached upon by non-industrial users (Salty's Restaurant, Park, multifamily across the street), and is not suitable for industrial uses. The property was previously owned and sold by the Port of Seattle as it was not suitable for their operations. The Port reaffirmed in 2013 that it would not consider buying the property as it has no use for it.

6. Is there public support for this proposed text amendments (i.e. have you conducted community meetings, etc.)? Note: The City will provide a public participation process, public notice, and environmental review for all applications.

No public outreach has yet been done for this proposal.

Criteria for Comprehensive Plan Amendment Selection (from Resolution 31402)

The following criteria will be used in determining which proposed Comprehensive Plan amendments will be given further consideration:

- A. The amendment is appropriate for the Comprehensive Plan because:
- It is consistent with the role of the Comprehensive Plan under the State Growth Management Act;
RCW 36.70A.070 requires that a Comprehensive Plan include a future land use map which is consistent with all elements of the Comp Plan. In addition, the amendment is consistent with the following GMA goals:
 - **(1) Urban growth. Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.**
 - **(2) Reduce Sprawl. Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.**

Attachment A

- **(4) Housing.** Encourage the availability of affordable housing to all economic segments of the population of this state; promote a variety of residential densities...
 - **(5) Economic development.** Encourage economic development throughout the state...
 - **(9) Open space and recreation.** Retain open space, enhance recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks and recreation facilities.
 - **(10) Environment.** Protect the environment and enhance the state's high quality of life, including air and water quality...
- It is consistent with the Countywide Planning Policies and the multi-county policies contained in the Puget Sound Regional Council's Vision 2040 strategy;
The proposal is consistent with the following CPPs:
 - **DP-2: Promote a pattern of compact development within the UGA...the UGA will include a mix of uses that are convenient to and support public transportation in order to reduce reliance on SOV travel for most daily activities.**
 - **DP-6: Plan for development patterns that promote public health by providing all residents with opportunities for safe and convenient daily physical activity, social connectivity, and protection from exposure to harmful substances and environments.**

The proposal is also consistent with CPPs because the property does not meet the CPPs related to MICs:

DP-35: Adopt in city comp plans a map and employment growth targets for each MIC and adopt policies and regulations for the MIC to:

Provide zoning and infrastructure to accommodate a minimum of 10,000 jobs

Preserve and enhance sites that are appropriate for manufacturing or other industrial uses

Strictly limit residential uses and discourage land uses that are not compatible with manufacturing and industrial uses...

Facilitate the mobility of employees by transit and the movement of goods by truck, rail...

Provide for capital facility improvement projects which support the movement of goods and manufacturing/industrial operations

Avoid conflicts with adjacent land uses to ensure the continued viability of the land in the MIC for manufacturing and industrial activities

The proposal is also consistent with PSRC's VISION 2040:

MPP-En-3: Maintain and where possible improve air and water quality, soils, and natural systems to ensure the health and well-being of people, animals, and plants.

MPP-En-4: Ensure that all residents of the region...live in a healthy environment with minimal exposure to pollution.

MPP-En-7: Mitigate noise caused by traffic, industries, and other sources.

MPP-DP-2: Encourage efficient use of urban land by maximizing the development potential of existing urban lands, such as advancing development that achieves zoned density.

MPP-DP-39: Identify and create opportunities to develop parks, civic spaces, and public spaces, especially in or adjacent to centers.

MPP-DP-523: Protect industrial lands from encroachment by incompatible uses and development on adjacent land.

In addition, the proposal helps the comprehensive plan become more compliant with VISION 2040, as the proposal should not be included in the MIC as it does not comply with the features of the MIC, including:

“served by major regional transportation infrastructure, including rail, major highways, and port facilities”

“MICs are locations of intensive employment with facilities having large spaces for the assembly of goods and areas suitable for outdoor storage.”

- **Its intent cannot be accomplished by a change in regulations alone; The FLUM must be changed in order to redevelop the property in a suitable manner.**
- **It is not better addressed as a budgetary or programmatic decision; and The proposal is not better addressed as a budgetary or programmatic decision.**
- **It is not better addressed through another process, such as neighborhood planning. The parcel is too small to be processed through a neighborhood planning process; it is an errant island of industrial land that should be conformed to its surroundings.**

B. The amendment is legal under state and local law. The amendment is legal under state and local law.

C. It is practical to consider the amendment because:

Attachment A

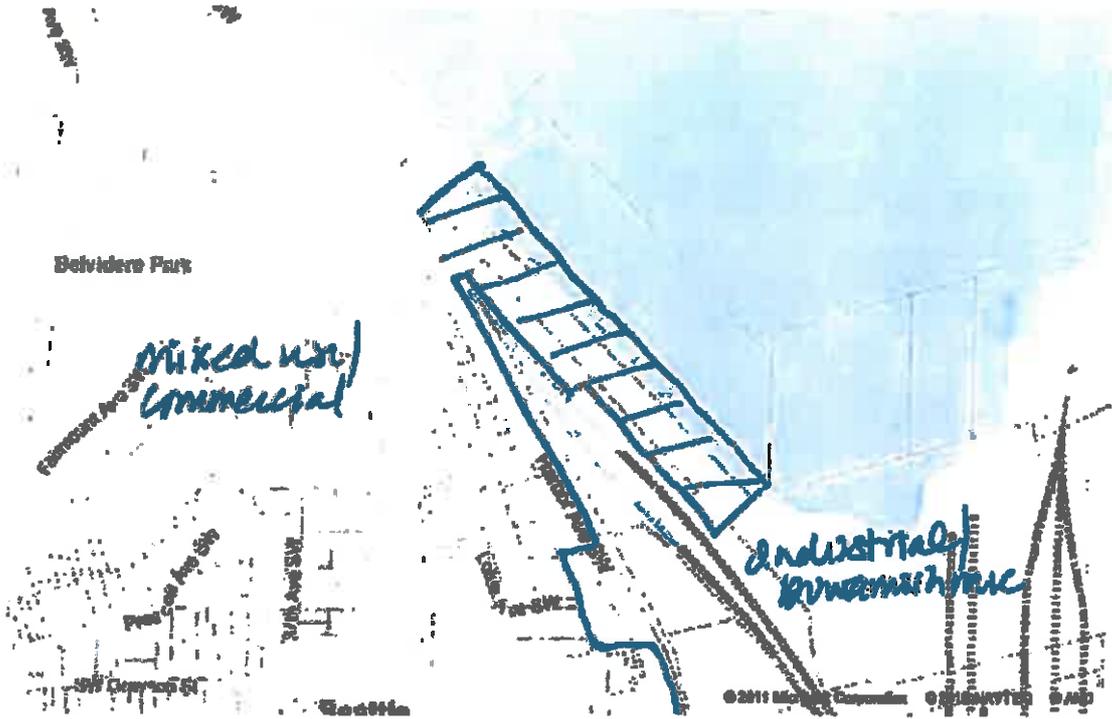
- The timing of the amendment is appropriate and Council will have sufficient information to make an informed decision;
The timing is appropriate; the property has been generally vacant since 1992 and Jack Block Park has been open for a decade. It is time to conform the property to its surrounding non-industrial character. Council will have sufficient information to make an informed decision merely by visiting the site and its surroundings.
- City staff will be able to develop within the time available the text for the Comprehensive Plan and, if necessary, amendments to the Municipal Code, and to conduct sufficient analysis and public review;
City Staff should be able to conduct able analysis and public review as part of the annual amendment process.
- The amendment is consistent with the overall vision of the Comprehensive Plan and well-established Comprehensive Plan policy, or the Mayor or Council wishes to consider changing the vision or established policy; and
The amendment is certainly consistent with the overall vision of the Comprehensive Plan which recognizes the changing nature of land uses and patterns in the City.
- The amendment has not been recently rejected by the City Council.
The amendment was removed from the docket by the applicant in 2013 in order to explore additional zoning options. The amendment was rejected by the City Council in 2014.

D. If the amendment would change a neighborhood plan, it either is the result of a neighborhood review process or can be reviewed by such a process prior to final Council consideration of the amendment.

The amendment would not change a neighborhood plan.

E. The amendment is likely to make a material difference in a future City regulatory or funding decision.

The amendment will not make a difference in a future City funding decision, but a rezone would need to occur in the future following approval of the proposal.



Displaying layers:
Parcels
Urban Villages

No warranties of any sort, including accuracy, fitness, or merchantability accompany this product.
Copyright 2007, All Rights Reserved, City of Seattle

Proposed comp plan designation change

☑: area proposed to be changed to mixed use/commercial and taken out of the Duwamish MUC.